LOT 1
(EX PT IN OR 2486/1274)
AMELIA CONCOURSE PH 3 UNIT C

MORAN HEATHER
95515 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0001-0000

BUILDING CHARACTERISTICS

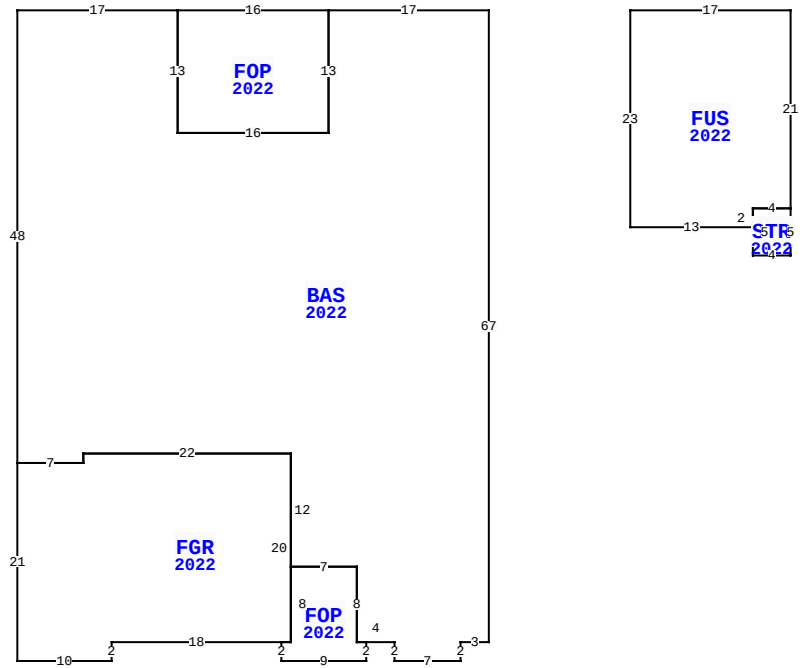
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100	2,527	273,194
FGR	593	55	326	35,244
FOP	74	30	22	2,378
FOP	208	30	62	6,703
FUS	383	100	383	41,406
STR	20	10	2	216
TOTALS	3,805		3,322	359,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,322	113.7948	108.11	359,141	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2910 HX Base Yr



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

95515 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	359,141
TOTAL MARKET OB/XF VALUE	8,256
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	442,397
SOH/AGL Deduction	0
ASSESSED VALUE	442,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,397
TOTAL JUST VALUE	442,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002486	CO ISSUED	0	11/01/2022
22005320	NEW CONSTR	471,030	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1557	4/05/2024	QC	U	I	11	212,700
GRANTOR: PHILLIPS THEODORE G						
GRANTEE: MORAN HEATHER						
2608/0942	11/21/2022	WD	Q	I	01	578,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHILLIPS THEODORE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S48 FGR=[YR=2022] S21 E10 N2 E18 FOP=[YR=2022] S2 E9 N2 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E4 S2 E7 N2 E3 N67$ PTR=E15 FUS=[YR=2022] E17 S21 STR=[YR=2022] S5 W4 N5 E4$ W4 S2 W13 N23$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,064.00	SF	4.00	4.00	100	2022	2022	3	100	8,256	

LAND DESCRIPTION

TOTAL OB/XF 8,256

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS